



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

PLANNING COMMITTEE NOTICE OF PUBLIC MEETING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering an application for a proposed Consent and Amendment to Zoning By-law 2014-14 pursuant to Sections 53 and 34 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended.

File No.: B/09/26/ML & ZBA-14/26

Roll No.: 1-4-033-03

By-law: To Be Assigned

Owners:	Kathryn Bennett & Stephen McNaughton
Address:	4485 Aspdin Road, Utterson, ON, P0B 1M0
Description:	Lot 6, Concession 4, Part 3, Plan RD-1116, (Cardwell)
Zoning:	Rural – Area 2 (RU2 & RU2-S) Lake: N/A Schedule: 11
Meeting Date: Thursday, October 8th, 2026 at 9:00 a.m.	



Take further notice that this public meeting will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Public Meeting for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

Explanation of the Purpose and Effect:

A Consent/Severance Application B/09/26/ML has been submitted to create one new rural residential lot with frontage on Aspdin Road.

A Zoning By-law Amendment Application ZBA-14/26 has been submitted to permit the creation of a lot that does not meet the minimum lot frontage requirement, to rezone part of the lands from Rural – Area 2 (RU2) to Environmental Protection (EP1) and to rezone the proposed Retained and Severed Lots from Rural – Area 2 (RU2 and RU2-S) to Rural – Area 3 (RU1 and RU1-S).

Table 1: Summary of Proposed Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	3.7 d)	Minimum Lot Frontage on a Class A District Road	492 ft.	62 ft. (Retained Lot)	430 ft.	Permit a Resultant Lot Frontage of 62



Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
B	6.1.3	Minimum Lot Frontage	600 ft.	62 ft. (Retained Lot)	263 ft.	ft. for the Retained Lot
				552 ft. (Severed Lot)	48 ft.	Permit a Resultant Lot Frontage of 552 ft. for the Severed Lot

Table 2: Summary of Proposed Zoning

Existing & Proposed RU2 & RU2-S Zone Permitted Uses	Proposed EP1 Zone Permitted Uses	Proposed Rural – Rural Residential (RUR & RUR-S) Zone Permitted Uses
<u>Main:</u> • Agricultural Uses • Bed & Breakfast • Conservation • Residential – Dwelling Unit • Farm • Forestry Operation • Kennel • Open Space Recreation • Rooming Houses • Wayside Pit & Wayside Quarry <u>Accessory:</u> • Residential – Secondary Dwelling Unit • Home Based Business	All Structures, Buildings and Facilities in Conjunction with: • The Production of Cranberries Excluding Buildings and Structures; • Flood Control; • Erosion Control; and • Provision of Pedestrian Access such as a Boardwalk but not Including Shoreline Structures.	<u>Main:</u> • Bed & Breakfast • Conservation • Residential – Dwelling Unit • Open Space Recreation • Rooming Houses <u>Accessory:</u> • Residential – Secondary Dwelling Unit • Home Based Business

A key map of the subject property, the applicant's site plan and any drawing, and a draft By-law are included in this notice.



For more information, please contact the Planning Division weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**

How to Participate:

Submit Comments in Writing



If you wish to provide a response to these applications, please submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0. For correspondence to be included on the agenda, please submit your comments by: October 1, 2026

Please note that comments can still be submitted after the agenda has been published.

Personal information collected in response to this Notice of Public Meeting will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating, please visit www.muskokalakes.ca/speaking-at-a-meeting

Watch the Meeting Online



You can access the meeting from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the meeting recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN MEETING: If you do not participate in the meeting it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF PASSING & DECISION: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect of the proposed consent or zoning by-law amendment, you must submit a written request to the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

REQUIREMENT FOR OWNERS OF MULTI-TENANT BUILDINGS: Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice in a location that is clearly visible to all tenants (i.e. building or community notice board), in accordance with O.Reg 545/06.

ZONING AMENDMENT: If a person or public body would otherwise have an ability to appeal the decision of Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes before the by-law is passed, the person or public body is not entitled to appeal the decision. The person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

CONSENT: No one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of Council in respect of the proposed consent. If a person or public body has the ability to appeal the decision of the Council of the Township of Muskoka Lakes in respect of the proposed



consent to the Ontario Land Tribunal, but does not make written submissions to the Council of the Township of Muskoka Lakes before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

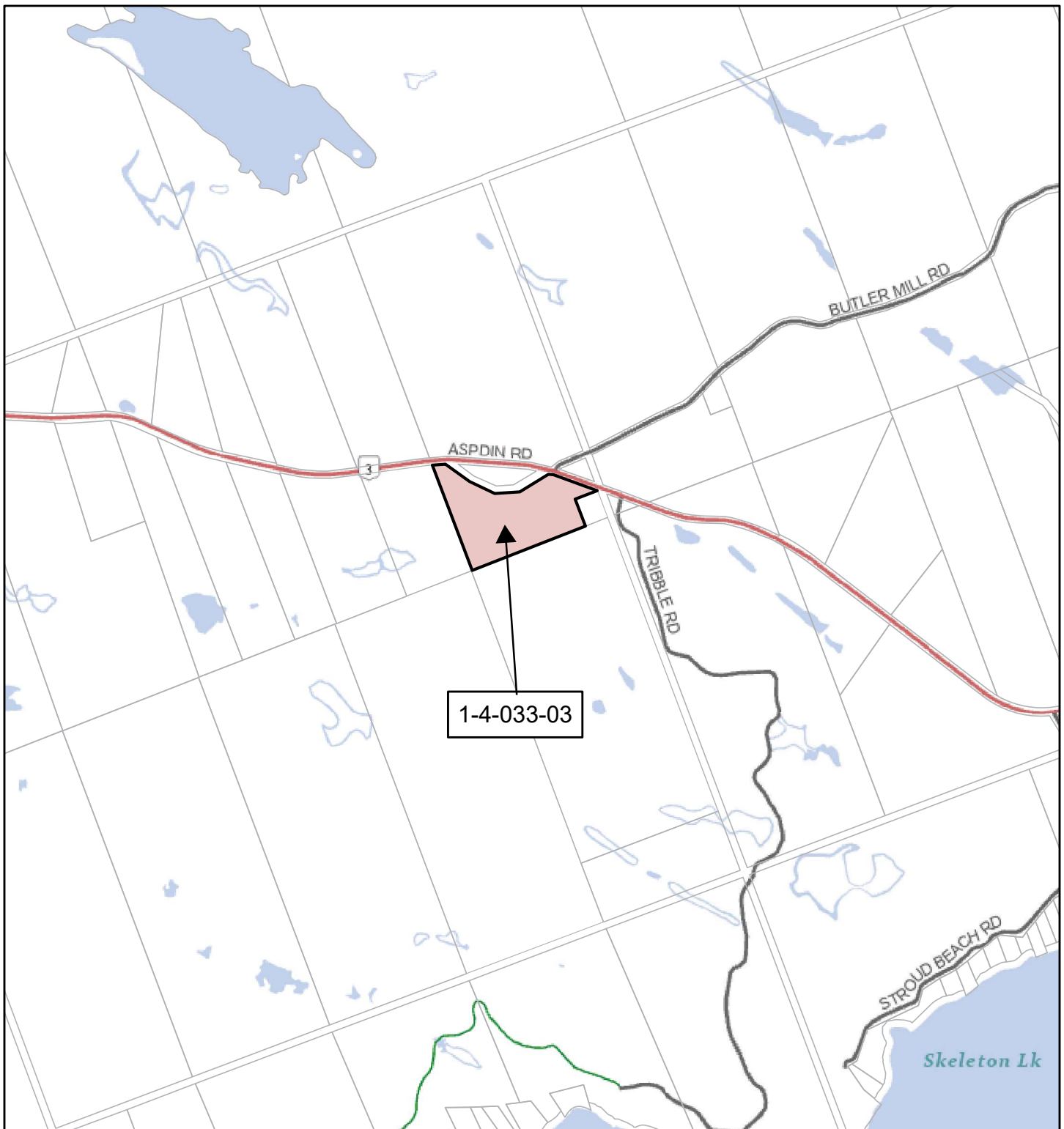
Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 17th day of August, 2026.

Crystal Best-Sararas, Clerk
Corporation of the Township of Muskoka Lakes



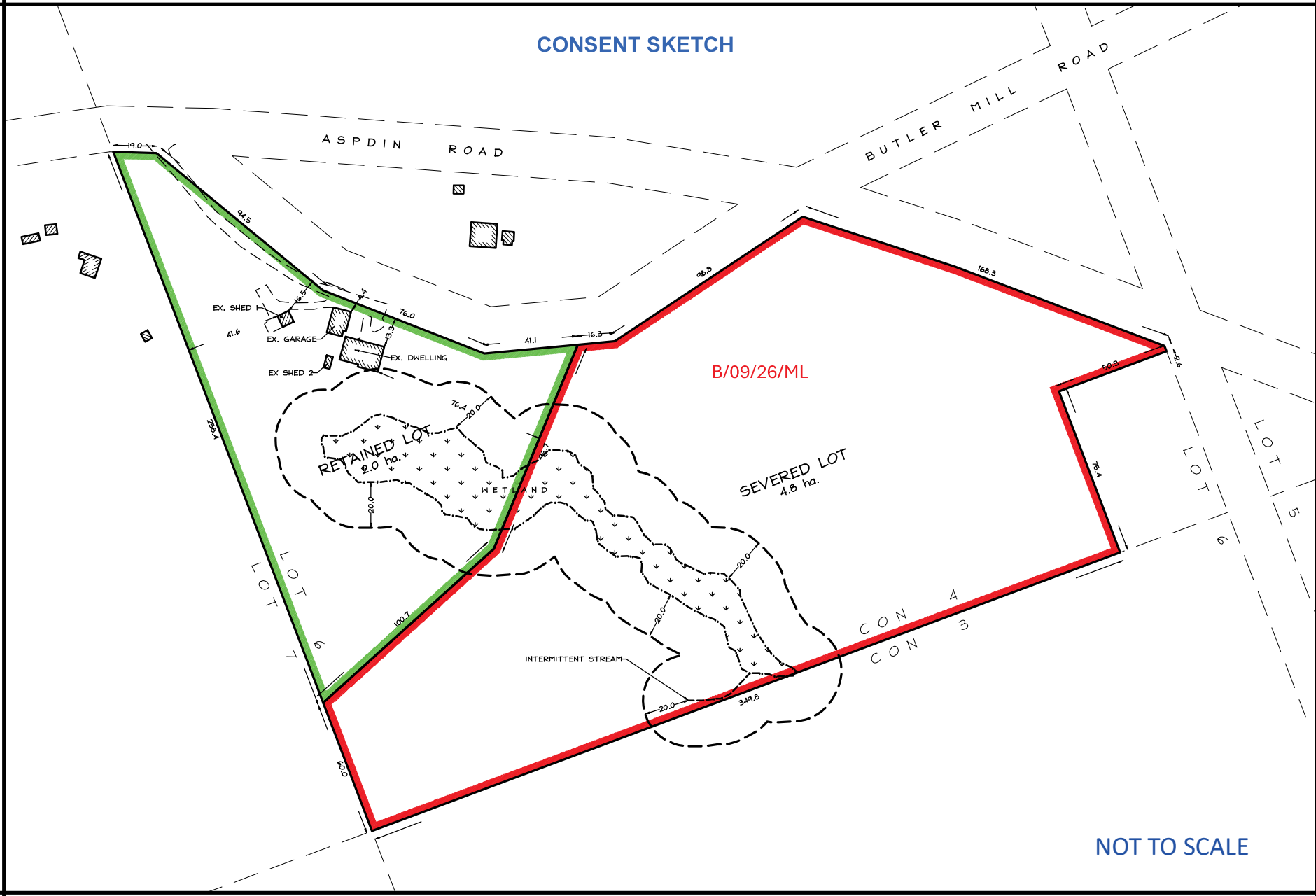
KEY MAP, (B/09/26/ML, ZBA-09/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



CONSENT SKETCH



NOT TO SCALE

PROJECT:	CONSENT SKETCH	LEGAL DESCRIPTION:	PART OF LOT 5, CON 4, CARDWELL PART 3 on PLAN RD-116 now in the TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA	DATE:	FEBRUARY 25, 2026
CLIENT:	MUNAUGHTON	LOCATION:	4485 ASPDIN ROAD, UTERSON	SCALE:	1:1500
				FILE NO.:	25009
				FILE NAME:	25009-SP-3



TO BE REZONED
TO RU1-S-XXXX

ASPDIN ROAD

TO BE REZONED TO RU1



RU2 ZONE

TO BE REZONED TO RU1

RU2 ZONE

TO BE REZONED TO RU1

NOT TO SCALE

PROJECT:	LEGAL DESCRIPTION:		DATE:	
ZONING SKETCH	PART OF LOT 5, CON A, CARDWELL PART 3, PLAN RD-116, now in the TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA		SCALE:	FEBRUARY 25, 2026
			FILE NO.:	111500
			FILE NO.:	25009
			FILE NAME:	25009-ZBA-SP-1
CLIENT:	LOCATION:			
MCMUGHTON	4465 ASPEN ROAD, UTTERTON			

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-XXX

**Being a by-law to amend Comprehensive Zoning By-law
2014-24, as amended, in the Township of Muskoka Lakes**

WHEREAS the authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13 and amendments thereto;

AND WHEREAS By-law 2014-14 was enacted by the Corporation of the Township of Muskoka Lakes to regulate land use within the Municipality;

AND WHEREAS the Council of the Corporation of the Township of Muskoka Lakes deems it advisable to further amend By-law 2014-14;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
MUSKOKA LAKES ENACTS AS FOLLOWS:**

1. Schedule 11 of By-law 2014-14, as amended, is hereby further amended by rezoning part of the lands known as Lot 6, Concession 4, **Part 3, Plan RD-116** (in the former Township of Cardwell), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX, as follows:
 - 1.1 From Rural – Area 2 (RU2) to Rural – Area 3 (RU1), as shown hatched on Schedule II to By-law 2026-XXX;
 - 1.2 From Rural – Area 2 (RU2-S) to Rural – Area 3 (RU1-S), as shown hatched and shaded on Schedule II to By-law 2026-XXX; and
 - 1.3 From Rural – Area 2 (RU2) to Environmental Protection (EP1), as shown cross-hatched on Schedule II to By-law 2026-XXX.
2. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The lands affected by this amendment are described as Lot 6, Concession 4 (in the former Township of Cardwell), now in the Township of Muskoka Lakes, more particularly described as Part 3, Plan RD-116, as shown hatched on Schedule I to By-law 2026-XXX.
 - ii) Despite the provisions of Sections 3.7 d) and 6.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted lot frontage for the Retained Lot in Consent Application B/09/26/ML shall be 62 feet, as shown in the location and extent on Schedule III to By-law 2026-XXX.
 - iii) Despite the provisions of Section 6.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted lot frontage for the Severed Lot in Consent Application B/09/26/ML shall be 552 feet, as shown in the location and extent on Schedule III to By-law 2026-XXX.
3. Schedules I, II and III attached hereto are hereby made part of this By-law.
4. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2026-XXX and By-law 2014-14, as amended, the provisions of By-law 2026-XXX shall apply.
5. That this by-law shall come into force and take effect _____, 2026.

Read a **first, second and third time** and **finally passed** this ___th day of _____, 2026.

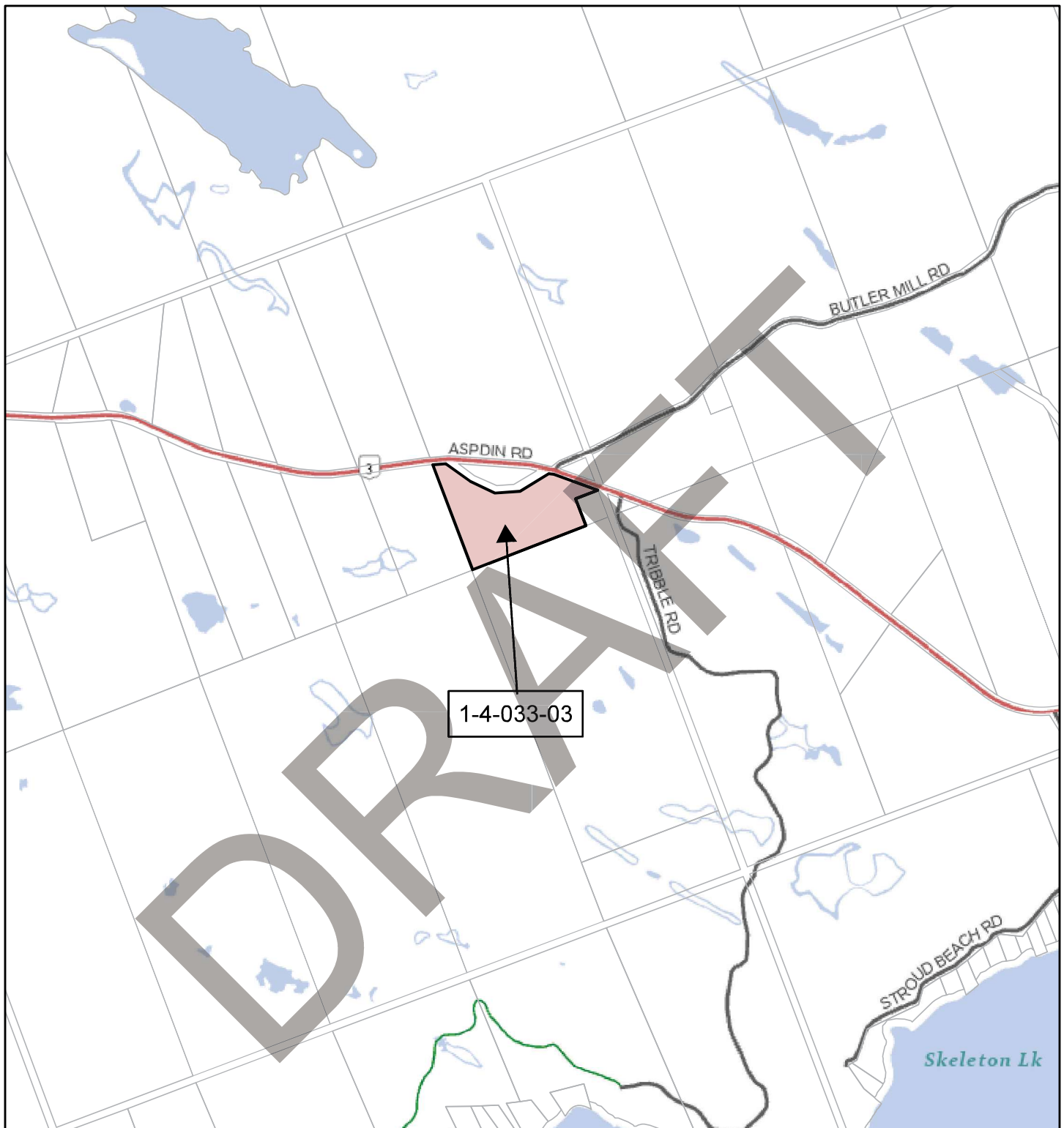
Mayor Peter Kelley

Crystal Best-Sararas, Clerk

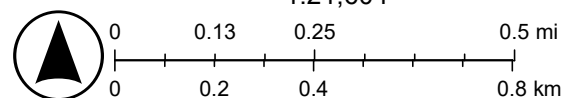
DRAFT

SCHEDULE I TO DRAFT BY-LAW 2026-XXX

KEY MAP, (B/09/26/ML, ZBA-09/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



1:21,604

Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

TO BE REZONED
TO RU1-S-XXXX

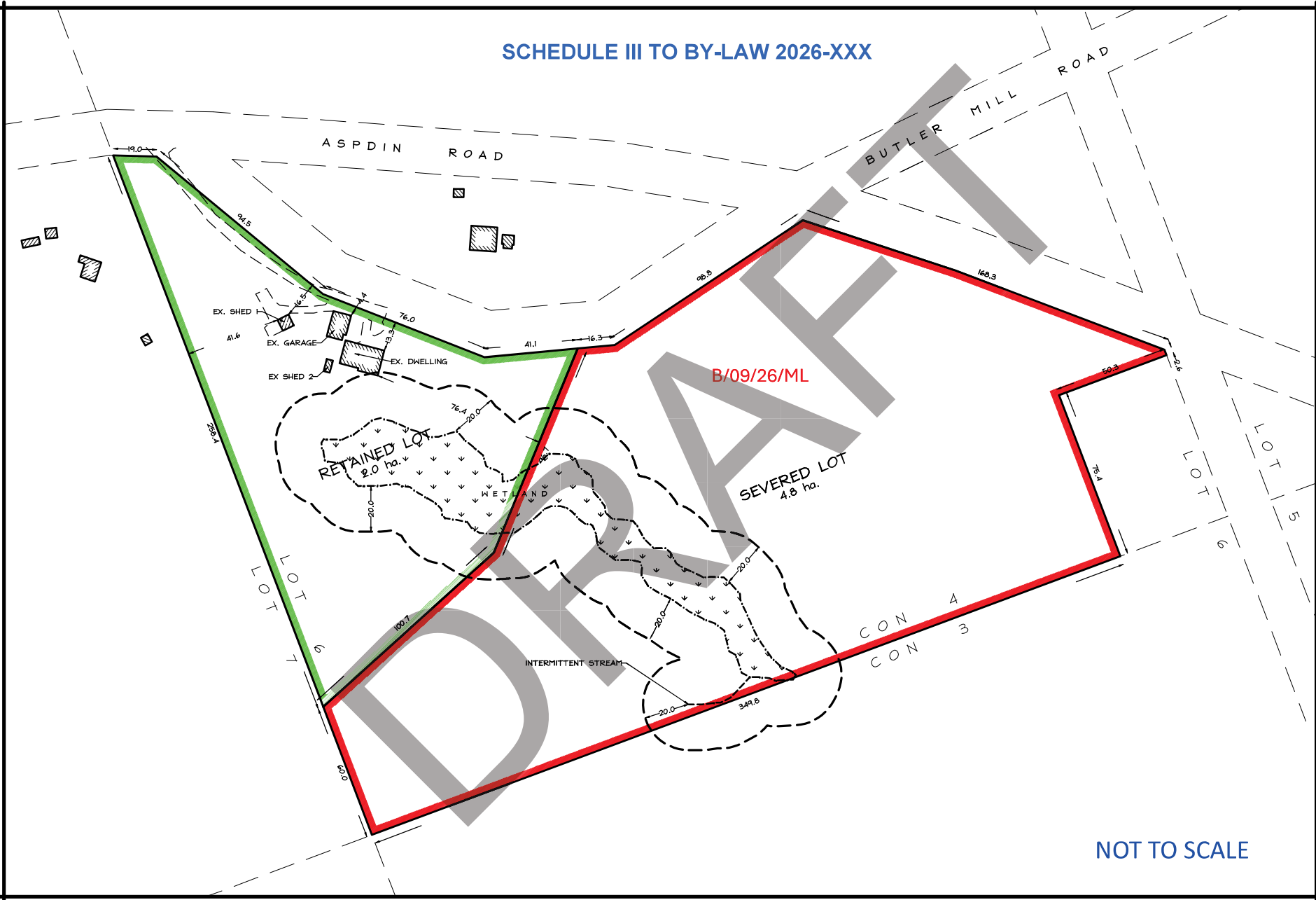
TO BE REZONED TO RU1

TO BE REZONED TO RU1

NOT TO SCALE

PROJECT:	ZONING SKETCH	LEGAL DESCRIPTION:	PART OF LOT 5, CON 4, CARDWELL PART 3 ON PLAN RD-1116 now in the TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA LOCATEIN		DATE:	FEBRUARY 25, 2026
CLIENT:	MCKNAUGHTON				SCALE:	1:1500
					FILE NO.:	25009
					FILE NAME:	25009-ZBA-SP-1

SCHEDULE III TO BY-LAW 2026-XXX



NOT TO SCALE

PROJECT:	CONSENT SKETCH	DATE:	FEBRUARY 25, 2026
CLIENT:	MUNAUGHTON	SCALE:	1:1500
		FILE NO.:	25009
		FILE NAME:	25009-SP-3
LEGAL DESCRIPTION: PART OF LOT 5, CON 4, CARDWELL PART 3 on PLAN RD-116 now in the TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA LOCATION: 4485 ASPDIN ROAD, UTTERTON			